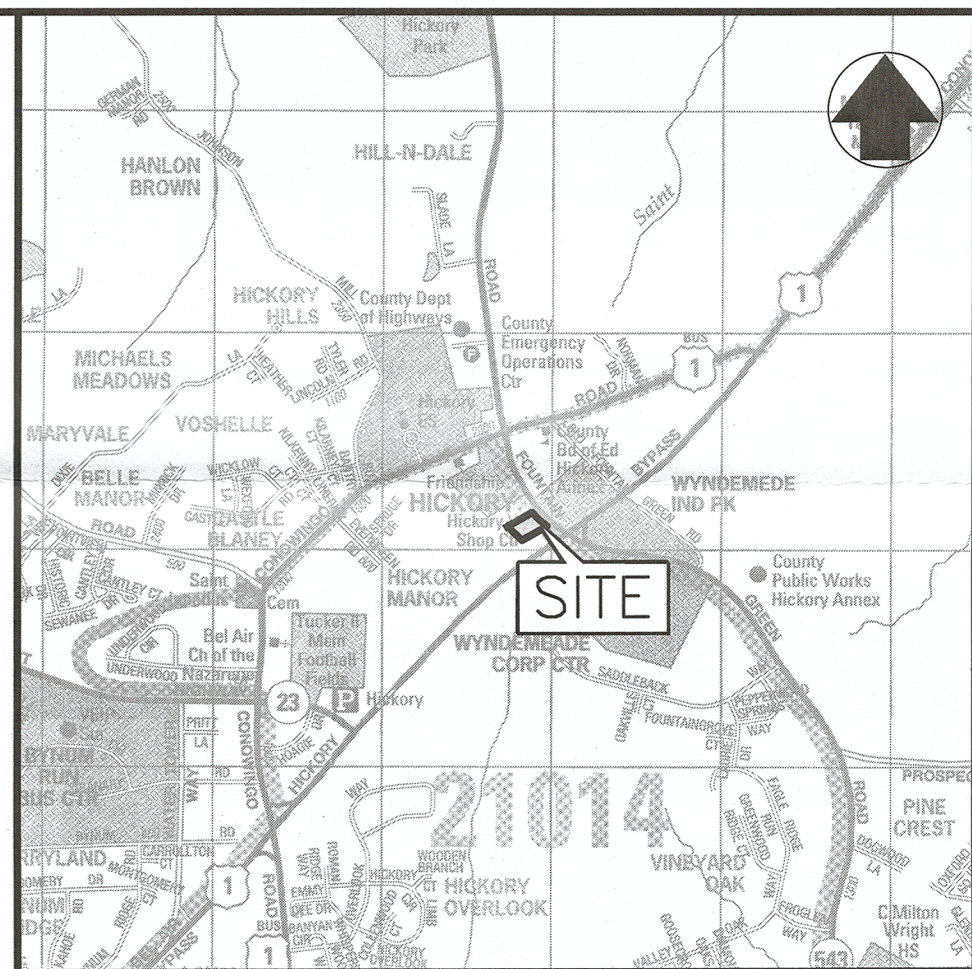


**SITE DATA:**

- PROJECT TITLE/NAME: ANDERSON PROPERTY
- LOCATION: NORTH OF HICKORY BYPASS (US ROUTE 1) AND WEST OF NORTH FOUNTAIN GREEN ROAD (MD ROUTE 543) IN HARFORD COUNTY, MARYLAND.
- DEVELOPER: CALDIOT PARTNERS 2 LLC  
1316 GRAFTON SHOP ROAD  
BEL AIR, MARYLAND 21014
- OWNER: CALDIOT PARTNERS 2 LLC  
1316 GRAFTON SHOP ROAD  
BEL AIR, MARYLAND 21014  
ATTN: MR. KEVIN GERAGHTY
- PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES INC.  
3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND, 21009
- PROPERTY INFORMATION: T.M. 41, PARCEL 319, DEED REFERENCE 12376/132
- ZONING: CI - COMMERCIAL INDUSTRIAL
- SITE AREA: 1.14± AC (PER SDAT)
- EXISTING FOREST: 0.00 AC.
- PROPOSED CLEARING: 0.00 AC.
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RETAIL (7,836± S.F. BUILDING, NO. OF EMPLOYEES UNKNOWN AT THIS TIME)

12. BUILDING/LOT REGULATIONS (CI):		
MIN. LOT AREA:	10,000 S.F.	
MIN. LOT WIDTH:	50'	
MIN. FRONT YARD:	25'	
MIN. SIDE YARD:	10'	
MIN. REAR YARD:	35'	
MAX. BLDG. HEIGHT:	36'	
MAX. STBK. RESIDENTIAL:	25'	
13. PARKING:		
REQUIRED:	40 P.S. (1 PER 200 S.F. OF GROSS FLOOR AREA)	PLANTYPE: 5
PROVIDED:	40 P.S.	PLAN NO. 40-2018
14. IMPERVIOUS AREA:		VERSION: 1/24/18
ALLOWED:	85% X 1.14± AC. = 0.97± AC.	DATE: 2/21/18
PROPOSED:	0.73± AC. (64.0%)	DATE: 2/21/18
15. BUILDING COVERAGE:		
ALLOWED:	50% X 1.14± AC. = 0.57± AC.	
PROPOSED:	0.18± AC. (15.8%)	

- INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND NOT MEANT FOR ENGINEERING OR CONSTRUCTION PURPOSES.
- THE PROPERTY BOUNDARY IS BASED UPON PLAT FOR 2001 CONOWINGO ROAD, LLC (PLAT REF. 143-66) AND STATE ROADS COMMISSION PLAT NO. 55024.
- THIS PLAN WAS PREPARED BASED ON AVAILABLE HARFORD COUNTY GIS TOPOGRAPHIC BASE INFORMATION.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SITE AS EVIDENCED BY FEMA FIRM MAP PANEL NO. 24025C0153E, EFFECTIVE DATE APRIL 19, 2016.
- THERE ARE NO KNOWN WETLANDS OR WATERS OF THE US ON THIS SITE.
- NO NEW FREE STANDING LIGHTING FIXTURES ARE PROPOSED AS PART OF THIS PLAN, ANY OUTDOOR OR SECURITY LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADOWED, SHIELDED OR DIRECTED SO THAT THE LIGHT INTENSITY OR BRIGHTNESS DOES NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT INTO RESIDENTIAL LOTS OR BUILDINGS.
- THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE.
- THERE ARE NO SLOPES GREATER THAN 15% ON-SITE.
- THE SIZE AND LOCATION OF THE SHOWN PROPOSED SIGN IS TO BE DETERMINED WITH SIGN PERMIT APPLICATION.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER. THE EXISTING ON-SITE WATER AND SEWER SYSTEMS AND FINAL LOCATIONS OF FIRE HYDRANTS, VALVES, WATER & SEWER LINES, GREASE TRAPS, ETC., SHALL BE EVALUATED AND DETERMINED DURING FINAL ENGINEERING.
- ALL EXISTING WELLS, WATER AND SANITARY SERVICES LOCATED ON-SITE SHALL BE ABANDONED. SEPTIC SYSTEM WAS PREVIOUSLY ABANDONED PER SHA PLAT 55024.
- STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.



**LOCATION MAP**  
SCALE: 1"=2000'

- LEGEND:**
- EXISTING 2' INTERVAL CONTOUR
  - EXISTING 10' INTERVAL CONTOUR
  - EXISTING BUILDING
  - EXISTING TREE
  - EXISTING WOODY VEGETATION
  - EXISTING EASEMENT
  - EXISTING PAVEMENT
  - EXISTING CURB
  - RIGHT-OF-WAY (R/W) LINE
  - BOUNDARY/PROPERTY LINE
  - EXISTING ADJOINING PROPERTY LINE
  - SOILS LINE AND DESIGNATION
  - BUILDING SETBACK LINE
  - EXISTING STORM DRAIN, MANHOLE & INLET
  - EXISTING WATER LINE & FIRE HYDRANT
  - EXISTING SANITARY SEWER & MANHOLE
  - PROPOSED 2' INTERVAL CONTOUR
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED CLEARING LIMITS
  - PROPOSED BUILDING
  - PROPOSED ESD FACILITY

**SITE PLAN**  
SCALE 1" = 30'

**SOILS CHART:**

SYMBOL <sup>1</sup>	NAME/DESCRIPTION	HYDRIC <sup>2</sup> SOIL	HYDRIC <sup>2</sup> COMPONENT	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HIGHLY ERODIBLE	HYDROLOGIC CLASSIFICATION
AdB	ALDINO SILT LOAM, 3% TO 8% SLOPES	LIMITED	WATCHUNG	YES	YES	YES	C
WaB	WATCHUNG SILT LOAM, 3% TO 8% SLOPES	YES	WATCHUNG	NO	YES	NO	D

- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY, ON JANUARY 28, 2008, AT <<http://www.nrcs.usda.gov/technical/soils.html>>.
- HYDRIC SOILS INFORMATION ADAPTED FROM THE NATIONAL HYDRIC SOILS LIST BY STATE, ON JANUARY 28, 2008, AT <<http://soils.usda.gov/use/hydric/lists/state.html>>.

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS  
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ABINGDON, MD 21009  
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FAX: (410) 515-9002  
MRAGTA.COM  
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**SITE PLAN**  
FOR  
**ANDERSON PROPERTY**  
T.M. 41 PARCEL 319  
THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19878
		SCALE:	1"=30'
		DATE:	JAN. 24, 2018
		DRAWN BY:	NCM
		DESIGN BY:	DRS
		REVIEW BY:	DRS
		SHEET:	1 OF 1